

# INDUSTRIAL / WORKSHOP UNIT - TO LET



**5,384**Sq.Ft. (**500.27**Sq.M.)

Ground Floor Unit 2 Fryers Works

Abercrombie Road

**High Wycombe**

**Bucks**

HP12 3BW

**\*\*\*AMPLE PARKING – FLEXIBLE SUB-LEASE TERMS AVAILABLE\*\*\***

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location

The unit is situated near to the centre of High Wycombe just off the West Wycombe Road (A40). Approximately two miles from junction 4 of M40 and one mile from High Wycombe town centre, bus station and main line railway station providing services to London Marylebone.

## Description

The accommodation can be found at ground floor level within a purpose-built period industrial building.

The unit benefits from roller shutter door and personnel door access leading to workshop / industrial space. The unit also has two WC's and the use of ample car parking.

## Accommodation

	Sq. Ft.	M2
<b>Total</b>	5,384	500.27

*Approx gross internal area (GIA)*

## Terms

Rent: £39,500 pax

The above rents are exclusive of business rates, service charges, insurance and utilities, and are NOT subject to VAT.

A new sub-lease is to be agreed direct with the current tenant. Flexible terms are available.

## Business Rates

The billing authority is Wycombe District Council.

Rateable value: To be confirmed

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

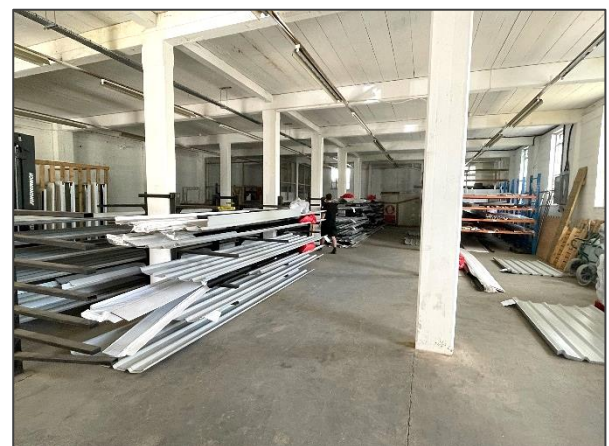
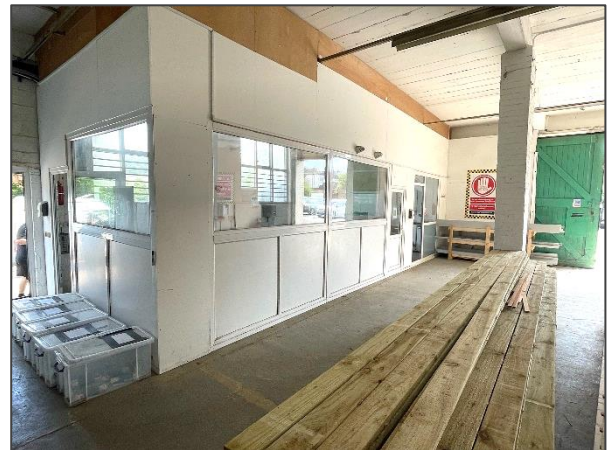
Each party to bear their own professional and legal costs.

## Amenities

- 3 phase power
- Excellent natural light
- Roller shutter door
- Flexible lease term
- Common car parking
- Unrestricted access

## Energy Performance Rating

D-98



## Viewing and further information



PROPERTY CONSULTANTS

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**Luke Bennett**

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

07385 467367